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PLANNING COMMISSION REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
FEBRUARY 6, 2018  
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**CALL TO ORDER**

The Regular Meeting of the Planning Commission of the City of Industry, California, was called to order by Chairman Michael Greubel at 11:30 a.m. in the City of Industry Council Chamber, 15651 East Stafford Street, California.

**FLAG SALUTE**

The flag salute was led by Chairman Michael Greubel.

**ROLL CALL**

PRESENT: Michael Greubel, Chairman  
Hilda Rodriguez, Commissioner  
Becky Simon, Commissioner  
Andria Welch, Commissioner

ABSENT: Jim Divers, Vice Chairman

STAFF PRESENT: Troy Helling, Senior Planner; Tim D'Zmura, Planning Consultant; Bianca Sparks, City Attorney; Diane M. Schlichting, Secretary; and Maria Hagerty, Planning Technician.

**PUBLIC COMMENTS**

For the record, City Attorney Bianca Sparks, mentioned that Vice Chairman Divers did come to the meeting but had to leave due to illness.

**5.1 PUBLIC HEARING TO CONSIDER GENERAL PLAN AMENDMENT 17-1 TO AMEND THE GENERAL PLAN LAND USE ELEMENT AND TO CHANGE THE GENERAL PLAN DESIGNATION OF THE PROPERTIES LOCATED AT 20137 AND 20249 E. WALNUT DRIVE SOUTH, ("PROPERTY") FROM EMPLOMENT TO RESIDENTIAL. ZONE CHANGE 17-1 TO CREATE A RESIDENTIAL ZONE IN THE CITY'S ZONING CODE AND TO CHANGE THE ZONING OF THE PROPERTY FROM INDUSTRIAL TO RESIDENTIAL. LOT LINE ADJUSTMENT 83 TO SHIFT THE EXISTING LOT LINE WEST AND DEVELOPMENT PLAN 17-13 TO DEVELOP 25 NEW DETACHED RESIDENTIAL DWELLING UNITS AT THE PROPERTY LOCATED AT 20249 E. WALNUT DRIVE SOUTH AND A MITIGATED NEGATIVE DECLARATION REGARDING SAME**

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Chairman Greubel opened the public hearing.

Senior Planner Troy Helling, mentioned that this was a meeting carried over from January 9, 2019, that was voted to continue to today's meeting, so as to provide more time for the Planning Commission and the public to review the project.

He stated staff has worked closely with the attorney's office to make the recommended corrections to all the resolutions. On January 27<sup>th</sup>, staff provided packets to all the Commissioners. The developer hosted a community hearing for the public on January 30<sup>th</sup>, at the Royal Vista Golf Course, to hear a presentation from the developer so the residents could be more familiar with the project.

Next we will provide a presentation of the project which will include an Initial Study, Zone Change, General Plan Amendment, Lot Line Adjustment, Mitigated Negative Declaration and a Development Plan Application. The public will have an opportunity to voice their concerns and speak on this item after these presentations.

Steve PonTell, President and CEO of National Community Renaissance (CORE) first spoke of the process and about CORE as a Nonprofit Full Service Affordable Housing Development Company.

Alexa Washburn, Vice President of Planning with CORE talked about this specific project and about the issues brought up by the community that were addressed at the hearing.

Tim D'Zmura, Consultant Planner with Annealta, made an executive summary presentation explaining the background of this project with the City.

Chairman Greubel inquired if anyone wished to be heard on the matter.

Various members of the public spoke about their reasons for their opposition to this project.

Chairman Greubel closed the public hearing.

**5.1a CONSIDERATION OF RESOLUTION NO. PC 2018-01 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM PREPARED FOR GENERAL PLAN AMENDMENT (GPA 17-1), AN AMENDMENT TO**

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**THE CITY'S MUNICIPAL CODE AND ZONING MAP TO ESTABLISH A RESIDENTIAL ZONE (ZC 17-1), LOT LINE ADJUSTMENT (LLA 83) AND DEVELOPMENT PLAN (DP 17-13) FOR THE PROPERTIES LOCATED AT 20137 AND 20249 E. WALNUT DRIVE SOUTH**

*RECOMMENDED ACTION:* *Adopt Resolution No. PC 2018-01.*

MOTION BY CHAIRMAN GREUBEL, AND SECOND BY COMMISSIONER WELCH, TO ADOPT RESOLUTION NO. PC 2018-01. MOTION FAILED 2-2, BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS: WELCH, GREUBEL  
NOES: COUNCIL MEMBERS: SIMON, RODRIGUEZ  
ABSENT: COUNCIL MEMBERS: DIVERS  
ABSTAIN: COUNCIL MEMBERS: NONE

Senior Planner, Troy Helling, discussed conditions, and City Attorney Sparks recommended this agenda come back in one week at a special meeting, to have a full Commission of five members available to vote, to avoid a deadlock.

MOTION BY COMMISSIONER WELCH, AND SECOND BY COMMISSIONER SIMON, TO BRING BACK THIS ITEM ON FEBRUARY 13, 2019 AT 11:30 A.M. IN THIS ROOM. MOTION CARRIED 3-1, BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS: SIMON, RODRIGUEZ, WELCH  
NOES: COUNCIL MEMBERS: GREUBEL  
ABSENT: COUNCIL MEMBERS: DIVERS  
ABSTAIN: COUNCIL MEMBERS: NONE

**5.1b CONSIDERATION OF RESOLUTION NO. PC 2018-02 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF GENERAL PLAN AMENDMENT (GPA 17-1), AMENDING THE GENERAL PLAN TO ESTABLISH A RESIDENTIAL LAND USE DESIGNATION IN THE LAND USE ELEMENT; AMEND RELATED TEXT AND EXHIBITS OF THE CITY'S GENERAL PLAN; AND CHANGE THE LAND USE DESIGNATION OF 20137 E. WALNUT DRIVE SOUTH AND 20249 E. WALNUT DRIVE SOUTH FROM EMPLOYMENT TO RESIDENTIAL (CONTINUED FROM THE MEETING OF JANUARY 9, 2018)**

*RECOMMENDED ACTION:* *Adopt Resolution No. PC 2018-02.*

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MOTION BY COMMISSIONER WELCH, AND SECOND BY COMMISSIONER SIMON, TO BRING BACK THIS ITEM ON FEBRUARY 13, 2019 AT 11:30 A.M. IN THIS ROOM. MOTION CARRIED 3-1, BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS: SIMON, RODRIGUEZ, WELCH  
NOES: COUNCIL MEMBERS: GREUBEL  
ABSENT: COUNCIL MEMBERS: DIVERS  
ABSTAIN: COUNCIL MEMBERS: NONE

**5.1c CONSIDERATON OF RESOLUTION NO. PC 2018-03 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING TITLE 17 (ZONING) OF THE CITY’S MUNICIPAL CODE TO ADD CHAPTER 17.30 (RESIDENTIAL ZONE), AND AMENDING CHAPTER 17.28.060 (MAP-ADOPTED) TO AMEND THE CITY’S ZONING MAP TO CHANGE THE ZONING DESIGNATION OF THE PROPERTIES LOCATED AT 20137 AND 20249 E. WALNUT DRIVE SOUTH FROM INDUSTRIAL TO RESIDENIAL (CONTINUED FROM THE MEETING OF JANUARY 9, 2018)**

*RECOMMENDED ACTION: Adopt Resolution No. PC 2018-03.*

MOTION BY COMMISSIONER WELCH, AND SECOND BY COMMISSIONER SIMON, TO BRING BACK THIS ITEM ON FEBRUARY 13, 2019 AT 11:30 A.M. IN THIS ROOM. MOTION CARRIED 3-1, BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS: SIMON, RODRIGUEZ, WELCH  
NOES: COUNCIL MEMBERS: GREUBEL  
ABSENT: COUNCIL MEMBERS: DIVERS  
ABSTAIN: COUNCIL MEMBERS: NONE

**5.1d CONSIDERATON OF RESOLUTION NO. PC 2018-04 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF LOT LINE ADJUSTMENT 83, FOR THE PROPERTIES LOCATED AT 20137 AND 20249 E. WALNUT DRIVE SOUTH IN THE CITY OF INDUSTRY, CALIFORNIA, AND MAKING FINDINGS IN SUPPORT THEREOF**

*RECOMMENDED ACTION: Adopt Resolution No. PC 2018-04.*

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MOTION BY COMMISSIONER WELCH, AND SECOND BY COMMISSIONER SIMON, TO BRING BACK THIS ITEM ON FEBRUARY 13, 2019 AT 11:30 A.M. IN THIS ROOM. MOTION CARRIED 3-1, BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS: SIMON, RODRIGUEZ, WELCH  
NOES: COUNCIL MEMBERS: GREUBEL  
ABSENT: COUNCIL MEMBERS: DIVERS  
ABSTAIN: COUNCIL MEMBERS: NONE

**5.1e CONSIDERATION OF RESOLUTION NO. PC 2018-05 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF DEVELOPMENT PLAN (17-13) TO CONSTRUCT TWENTY-FIVE DETACHED DWELLING UNITS INCLUDING TWO VERY – LOW AND TWO LOW INCOME UNITS, AND 4,300 SQUARE FEET OF COMMUNITY RECREATIONAL AREA, ON A 3.86-ACRE PROPERTY, LOCATED AT 20249 E. WALNUT DRIVE SOUTH**

*RECOMMENDED ACTION: Adopt Resolution No. PC 2018-05.*

MOTION BY COMMISSIONER WELCH, AND SECOND BY COMMISSIONER SIMON, TO BRING BACK THIS ITEM ON FEBRUARY 13, 2019 AT 11:30 A.M. IN THIS ROOM. MOTION CARRIED 3-1, BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS: SIMON, RODRIGUEZ, WELCH  
NOES: COUNCIL MEMBERS: GREUBEL  
ABSENT: COUNCIL MEMBERS: DIVERS  
ABSTAIN: COUNCIL MEMBERS: NONE

**ORAL COMMENTS FROM THE PLANNING COMMISSION**

There were none.

**ORAL COMMENTS FROM STAFF**

There were none.

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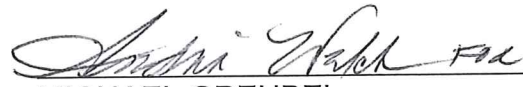
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**ADJOURNMENT**

There being no further business, the Planning Commission adjourned at 12:58 p.m.



MICHAEL GREUBEL  
CHAIRMAN



DIANE M. SCHLICHTING  
SECRETARY